

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Portland**

State: **ME**

PJ's Total HOME Allocation Received: **\$10,600,468**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	2		
Program Progress:							
% of Funds Committed	91.73 %	88.62 %	1	90.66 %	59		62
% of Funds Disbursed	90.16 %	83.62 %	1	81.06 %	85		87
Leveraging Ratio for Rental Activities	11.03	11.35	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	92.63 %	85.08 %	1	81.27 %	35		43
% of Completed CHDO Disbursements to All CHDO Reservations***	81.58 %	74.09 %	1	68.23 %	65		70
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.57 %	77.10 %	1	79.86 %	36		36
% of 0-30% AMI Renters to All Renters***	43.40 %	38.93 %	1	44.82 %	44		46
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.77 %	93.51 %	2	94.65 %	24		23
Overall Ranking:				In State:	1 / 2	Nationally:	70 72
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,077	\$19,603		\$25,419	235	Units	41.20 %
Homebuyer Unit	\$25,887	\$26,039		\$14,530	113	Units	19.80 %
Homeowner-Rehab Unit	\$11,347	\$11,975		\$20,251	222	Units	38.90 %
TBRA Unit	\$0	\$679		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Portland ME

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$109,658	\$95,498	\$13,120
State:*	\$84,149	\$98,737	\$17,681
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	76.5	89.4	90.5	0.0
Black/African American:	17.2	5.3	7.2	0.0
Asian:	0.9	0.9	0.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	0.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.3	1.8	0.9	0.0

ETHNICITY:

Hispanic	2.7	0.9	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	47.5	37.2	47.1	0.0
2 Persons:	19.0	23.0	26.7	0.0
3 Persons:	15.4	15.0	10.9	0.0
4 Persons:	7.7	13.3	7.7	0.0
5 Persons:	4.1	5.3	4.1	0.0
6 Persons:	3.6	3.5	2.7	0.0
7 Persons:	0.9	1.8	0.0	0.0
8 or more Persons:	1.8	0.9	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	45.2	38.9	29.0	0.0
Elderly:	9.0	0.0	35.3	0.0
Related/Single Parent:	17.6	31.9	15.4	0.0
Related/Two Parent:	18.6	23.9	16.7	0.0
Other:	9.5	5.3	3.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.3	0.9 [#]
HOME TBRA:	0.0	
Other:	23.1	
No Assistance:	55.7	

of Section 504 Compliant Units / Completed Units Since 2001 27

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Portland State: ME Group Rank: 70
(Percentile)
State Rank: 1 / 2 PJs Overall Rank: 72
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	92.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	81.58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.57	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	92.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.54	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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